



An
Bord
Pleanála

Board Direction
BD-004096-19
ABP-304547-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd September 2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed extension would sever the relationship between the rear principle rooms and the curtilage of the Protected Structure. The proposal would result in an unacceptable loss of historic fabric including the loss of the original round headed window at the staircase. The proposal would therefore contravene Section 11.1.5.1 CHC2 (a)(b)(d) of the Dublin City Council Development Plan 2016-2022.
2. The site of the proposed development is located within a designated residential conservation area to which the zoning objective Z2 of the Dublin City Development Plan 2016-2022 applies. It is considered that the proposed extension, by reason of its design and detailing would have an overbearing impact on the established dwelling to the west and would seriously injure the residential amenity of the adjacent property. The proposed development fails to respect the established pattern of development in the vicinity and would thereby seriously injure the residential amenity of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/09/2019

Stephen Bohan